



**CITY OF TEMPE
REQUEST FOR STATEMENT OF QUALIFICATIONS
Construction Manager at Risk- Construction Services
Rio Salado Storm Drain Improvements,
Project No. 5802611**

The City of Tempe is inviting your firm to submit a Statement of Qualifications for providing Construction Manager at Risk (CMAR) Services for the construction of the Rio Salado Storm Drain Improvements.

Background

In order to reduce the water levels and prevent water from spilling over the upstream dam of the Tempe Town Lake, an existing 12-inch storm drain located in Rio Salado Parkway will need to be replaced with a 30-inch pipeline. Once the 30-inch pipeline is completed the City will have the ability to rent portable pumps locate them on the south bank of the river, connect to an existing 30-inch storm drain pipeline in the vicinity and pump up to 20 million gallons per day (MGD) from the upstream side of the lake into the storm drain that will eventually discharge downstream of the lake.

The pipeline will be primarily in Rio Salado Parkway starting at an existing storm drain structure located on the southwest corner of Scottsdale Road and Rio Salado Parkway and will be installed to the east approximately 3000 linear feet. The tie point to the east is an existing 30-inch reinforced concrete pipe that was built when the lake was constructed. The existing 30-inch pipeline starts near the upstream dam of the lake and runs southwesterly, west of the Karsten Golf Course, and terminates on the south side of Rio Salado Parkway. Some work at the upstream end of this existing pipeline will need to be completed to facilitate connecting the temporary pumping system.

Wilson & Company is the consulting engineer completing design for the project. The CMAR may be expected to price several pipeline material options for the City's consideration. The budget for this project is approximately 2.0 million. Construction is anticipated to be completed by the end of February 2007.

Scope of Work

The CMAR will enter into a contract to provide design phase services during the design of the project and serve as the general contractor during the construction of the project. Construction Management at Risk begins with the firm providing an agency support role for the design phase services. At some point prior to construction, the CMAR will assume the risk of delivering the project through a guaranteed maximum price contract.

The CMAR will enter into a construction contract and will be responsible for construction means and methods, and will be required to solicit bids from prequalified subcontractors to perform the work. The CMAR may also compete to self-perform portions of the work.

Design Phase Services by the CMAR may include:

- Provide detailed independent cost estimating and knowledge of market conditions;
- Provide project planning and scheduling;
- Provide alternate systems evaluation and constructability studies;
- Advise the City of ways to gain efficiency in project delivery;
- Provide long-lead procurement studies and possibly initiate procurement of long-lead items;
- Assist in the permitting process;
- Protect the City's sensitivity to quality, safety, and environmental factors;

Construction Phase Services by the CMAR may include:

- Construct the designed improvements;
- Coordinate with various City of Tempe departments and other agencies, utility companies, etc.;
- Arrange for procurement of materials and equipment;
- Schedule and manage site operations;
- Bid, award, and manage all construction related contracts and subcontracts while meeting the City bid requirements including health insurance provisions;
- Provide quality controls;
- Bond and insure the construction in accordance with City requirements;
- Address all federal, state and local permitting requirements;
- Deal with owners issues including public information, safety and traffic issues; and
- Maintain a safe work site for all project participants.

Statement of Qualifications

The CMAR will be selected through a qualifications-based selection process. Firms interested in providing Construction Manager at Risk services must submit a Statement of Qualifications (SOQ) that addresses the following issues:

A. General Information

(10 points)

1. Provide a general description of the firm and/or team that is proposing to provide construction management services and general construction services. Explain the legal organization of the proposed firm or team. Provide an organization chart showing key personnel.
2. Provide the following information:
 - a. The CMAR Contractor must have a valid Arizona contractor's license. List of the Arizona professional and contractor licenses held by the firm/team and the key personnel who will be assigned to this project. Provide the license number and explain if held by an individual or the firm.
 - b. Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.

- c. If selected as a finalist for this project, you will be required to provide a statement from an A-or better surety company to verify the Company's bonding capacity.

B. Experience and qualifications of the firm/team. (25 points)

1. Identify at least three comparable projects in which the firm served as either Construction Manager at Risk, agency Construction Manager during design and construction phases (without providing construction services), and/or General Contractor. Special consideration will be given to firms that have provided Construction Manager at Risk services on similar successful projects.

For each comparable project identified, provide:

- Description of project
 - Role of the firm (specify whether Construction Manager at Risk, Construction Manager or General Contractor. If CMAR or General Contractor, identify the percent and type of the work self-performed. Also, specify services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.)
 - *Describe experience in minimizing traffic impacts during construction*
 - Project's original contracted construction cost and final construction cost
 - Construction dates
 - Project Owner
 - Reference information (two names with telephone numbers per project)
2. Identify the location of the firm's principal office, and percent of the work expected to be done locally.
 3. List of all Arizona projects where the firm/team provided either CMAR, agency construction services in the last five years either completed or ongoing.

C. Experience of key personnel to be assigned to this project. (30 points)

1. For each key person identified, list at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm, provide just the project name and the role of the key person. For other projects provide:
 - Description of project
 - Role of the person
 - Project's original contracted construction cost and final construction cost
 - Construction dates
 - Project Owner
 - Reference information (two names with telephone numbers for each project)
2. Identify the home office location of key staff on this project, their length of time with the firm, and the percent of their work to be done locally.
3. List any proposed consultants, including key staff names and the experience and qualifications of these individuals.

**D. Understanding of the project and approach to performing the required services
(30 points)**

1. Discuss the major issues your team has identified on this project and how you intend to address those issues.
2. Describe your firm's project management approach and team organization during design and construction phase services.
3. Describe systems used for planning, scheduling, estimating and managing construction. Briefly describe the firm's experience on quality control dispute resolution, and safety management.
4. Submit a Subcontractor selection plan that meets ARS Title 34 requirements.

**E. Overall evaluation of the firm/team and its perceived ability to provide the required services
(5 points)**

This is to be determined by the selection panel members. No submittal response required.

Submittal Requirements

Firms interested in the above project should submit a Statement of Qualifications, **which includes a one-page cover letter plus a maximum length of twenty pages to address the SOQ criteria (excluding resumes, but including organizational chart).**

Resumes for each key team member shall be limited to a maximum length of two pages and should be attached as an appendix to the SOQ. Please provide **one (1) original and eight (8) copies of the Statement of Qualifications, total of nine (9) by 4:30 p.m. MST at the time and date listed in the schedule on the next page.**

On the submittal package, please display: firm name, project number, and/or project title.

Interested teams are invited to respond in writing to:

Andy Goh, P.E.
Deputy PW Manager/City Engineer
Public Works Department/ Engineering Division
31 E. Fifth Street
Tempe, AZ 85281

Please be advised that failure to comply with the following criteria will be grounds for disqualification and will be strictly enforced:

- Receipt of submittal by the specified cut-off date, time, and place.
- The number of originals and/or copies of the submittal specified.
- Email submittals will not be accepted.

Adherence to the maximum page criterion is critical; each page side (maximum of 8 ½” by 11”) with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards maximum number of pages. The City of Tempe reserves the right to accept or reject Statement of Qualifications that exceed the maximum page limit.

Selection Process and Tentative Schedule

A Selection Committee will evaluate each Statement of Qualifications (SOQ) according to the above criteria. The City reserves the right to select the final list of firms based solely on the Committee’s evaluation of the SOQ submittals or, in the alternative, to select up to three firms for invitation for interview based upon the Committee’s evaluation of the SOQ submittals. Based on the results of the scoring criteria for interviews as listed below, a final list of firms may be established, should the City decide to make its final selection using the alternative interview process. The following tentative schedule has been prepared for this project. Firms interested in this project must be available on the interview and scope meeting dates when those dates are determined.

<u>Schedule</u>	
SOQs due	October 12, 2006 4:30 p.m. MST
Interview	To be determined
Scope meeting	To be determined

Whether the selection of the final list of firms is based solely on SOQ submittals or using the alternative interview process, the City will enter into negotiations with the first firm on the final list and execute a contract upon completion of negotiation of fees and contract terms, for City Council approval. If the City is unsuccessful in negotiating a contract with the committee selected best-qualified firm, the City may then negotiate with the second or third most qualified team until a contract is executed, or may decide to terminate the selection process.

SOQ and Interview Criteria and Weighted Scoring

The SOQ weighted scoring (100 points per firm maximum) may be used to determine the final list of firms or, in the alternative, to determine the firms that will be invited for interviews. If the alternative interview process is used, the interviews will have a separate weighted scoring (100 points maximum as determined by the Selection Panel) that will be utilized to create the final list as listed in the following table:

Interview Weighted Scoring	
Criteria	Maximum Points
1. Presentation	
• General Information	10
• Experience and qualifications of the firm/team	20
• Experience of key personnel to be assigned to this project	20
• Understanding of the project and approach to performing the required services	20
Total Presentation Points	70
2. Questions and Answers related to presentation criteria above	25
3. Overall evaluation of the firm/team and its perceived ability to provide the required services	5
Total Points for Interviews	100

Detailed interview weighted scoring criteria based on the above table will be given to the invited firms with the invitation letter notifying them of the time, date and location of the interviews. Any information derived from contact with the references listed in the SOQ may be used in the scoring of Item 3 of the Interview Weighted Scoring.

General Information

RFQ Holder List and Bid Schedule. This Construction Manager at Risk Request for Qualifications is available on the City's web site at: www.tempe.gov/engineering/bidding.htm.

Instructions. The City of Tempe shall not be held responsible for any oral instructions. Any changes to this Request for Qualifications will be in the form of an addendum, which will be furnished to all registered Request for Qualifications holders.

Firms who pick up a copy of this RFQ packet from the City of Tempe Engineering Division will be included on the RFQ Holders list. Firms receiving a copy of this RFQ packet through any other means must register as an RFQ Holder by contacting the City of Tempe, Engineering Division, at 480-350-8200.

City Rights. The City of Tempe reserves the right to accept or reject any or all SOQ's, to waive any informality or irregularity in any SOQ received, and to be the sole judge of the merits of the respective SOQ's received.

Questions. Questions pertaining to the consultant selection process or contract issues should be directed to Mark Weber, Engineering Project Manager, at 480-350-8526.